



**CITY OF GILLETTE  
PLANNING COMMISSION**

**Tuesday**, June 18, 2013  
7:00 PM

Council Chambers, City Hall  
201 E. 5th Street, Gillette, Wyoming  
(307)686-5281

**CALL TO ORDER**

**APPROVAL OF MINUTES**

1. Pre-Meeting Workshop Minutes - June 4, 2013  
Regular Meeting Minutes - June 4, 2013

**CASE NO. 13.013SFP**

Final Plat - Resubdivision of Lot 16, Industrial Park East

**CASE NO. 13.012SFP**

Final Plat - Lakeland Hills Subdivision, Phase IV

**OLD BUSINESS**

**NEW BUSINESS**

**DIRECTOR'S REPORT**

**ADJOURNMENT**

**CHAIRMAN**

Clark Sanders

**VICE-CHAIRMAN**

Dallas Streets

**BOARD MEMBERS**

Jennifer Thomas  
Damon Hart

Lee Wittler  
Val Elliott

Billy Montgomery

[www.gillettewy.gov](http://www.gillettewy.gov)

Productivity **Service With P.R.I.D.E.** Enthusiasm  
Responsibility Integrity Dedication



**CITY OF GILLETTE**  
**PLANNING COMMISSION**  
June 18, 2013 7:00:00 PM  
Council Chambers, City Hall  
201 E. 5th Street, Gillette, Wyoming  
(307)686-5281

**DATE:** 6/18/2013 7:00:00 PM

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**CASE NUMBER AND TITLE:**

Pre-Meeting Workshop Minutes - June 4, 2013  
Regular Meeting Minutes - June 4, 2013

**APPLICANT/OWNER:**

**AGENT:**

**CASE SUMMARY:**

**CASE BACKGROUND:**

**CASE REQUIREMENTS:**

**STAFF RECOMMENDATION:**

**CASE MANAGER:**

**TENTATIVE CITY COUNCIL DATE:**

**ATTACHMENTS:**

Click to download

☐ [Planning Commission Workshop Minutes](#)

☐ [Planning Commission Minutes](#)

**CITY PLANNING COMMISSION**  
**MINUTES OF THE PRE-MEETING WORKSHOP**  
**ENGINEERING CONFERENCE ROOM, CITY HALL**  
June 4, 2013 - 5:30 p.m.

The June 4, 2013 Pre-Meeting Workshop of the City of Gillette Planning Commission convened at 5:30 p.m. in the Engineering Conference Room, located on the second floor of City Hall. Present from the City were Clark Sanders, Dallas Streets, Lee Wittler, Val Elliott, Jennifer Thomas, Billy Montgomery, and Damon Hart. Also present from the City of Gillette, Michael Surface, Senior Planner, and Tracy Olson, Administrative Assistant. Discussion focused on the case to be presented at the regular meeting to follow. No action was taken.

The Pre-Meeting Workshop adjourned at 6:55 P.M.

Minutes taken and prepared by:

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Tracy Olson  
Administrative Assistant

# CITY OF GILLETTE PLANNING COMMISSION

## MINUTES OF THE REGULAR MEETING

City Council Chambers, City Hall

June 4, 2013 – 7:00 p.m.

### PRESENT

*Commission Members Present:* Clark Sanders, Lee Wittler, Damon Hart, Val Elliott, Jennifer Thomas, Billy Montgomery, and Dallas Streets.

*Staff Present:* Michael Surface, Senior Planner, and Tracy Olson, Administrative Assistant.

### CALL TO ORDER

Chairman Sanders called the meeting to order at 7:00 p.m.

### APPROVAL OF THE MINUTES

A motion was made by Mr. Hart, seconded by Ms. Thomas to approve the Minutes of the City Planning Commission Meeting on May 21, 2013. The motion to approve the Minutes carried 7/0.

### 13.011Z – ZONING MAP AMENDMENT – The Proposed Lot 1-B of Lasting Legacy Park Subdivision

Ms. Thomas made a motion to approve said case. Mr. Streets seconded the motion. Mr. Surface presented the case and stated there were two (2) phone calls regarding this case but no opposition.

Mr. Hart asked if Lasting Legacy Park would lose any parking spots. Mr. Surface stated it was his understanding that the Hospital and Campbell County were working out an agreement where the Hospital would replace any lost parking spaces and place them along Veterans Drive.

There being no questions, a vote was taken on the motion. Motion carried 6/0/1.

### OLD BUSINESS

None

### NEW BUSINESS

Mr. Surface stated there would be two (2) cases at the next Planning Commission Meeting being held on Tuesday, June 18, 2013.

### ADJOURNMENT

There being no further business, the meeting adjourned at 7:10 p.m.

Minutes prepared by

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Tracy Olson  
Planning Administrative Assistant

Pcm060413minutes



**CITY OF GILLETTE**  
**PLANNING COMMISSION**  
June 18, 2013 7:00:00 PM  
Council Chambers, City Hall  
201 E. 5th Street, Gillette, Wyoming  
(307)686-5281

**DATE:** 6/18/2013 7:00:00 PM

**CASE NUMBER AND TITLE:**

13.013SFP Final Plat - Resubdivision of Lot 16, Industrial Park East

**APPLICANT/OWNER:**

Kathleen McCoy

**AGENT:**

Doyle Land Surveying

**CASE SUMMARY:**

The applicant is seeking Final Plat approval to subdivide an existing lot in order to create an additional lot for a family member.

**CASE BACKGROUND:**

The 2.2 acre property is located at the intersection of Potter Avenue and University Road on the southwest side. The property was platted in Campbell County in 1981 and annexed into the City along with the Collins Heights annexation in 2002. The property is zoned R-S, Suburban Residential District and Lot 16A is currently developed with a single family home and shop building. The subdivision will not create any setback or zoning nonconformities with the existing home at 710 Potter Avenue. Any new development will be required to conform to the current City of Gillette regulations.

According to the Subdivision Regulations, the new water and sewer service taps will need to be installed to Lot 16B prior to recording the plat or a financial guarantee may be posted with the City to cover the cost of the improvements. The subdivision is exempt from sidewalk requirements as the R-S District allows for a rural street section and there is no existing sidewalk in the area. In addition, the Subdivision Regulations require a Park Development Fee for one (1) additional dwelling unit.

**CASE REQUIREMENTS:**

1. A Cut/Right-of-Way Permit from the City Engineering Division is required for the installation of new water and sanitary sewer service taps. The permit shall be issued prior to any work commencing.
2. The water and sanitary sewer service taps shall be installed prior to recording the plat or a Service Line Agreement with a financial guarantee may be posted with the City until the taps are completed.
3. The existing electrical service shall be located in the field. The electrical line may need to be re-located by the owner as required by the City Electrical Division. An electrical easement by separate instrument shall cover the new electrical location prior to a Certificate of Occupancy being granted for Lot 16B.

4. An easement may be necessary for the new sanitary sewer line if crosses lot lines. If necessary, the easement shall be provided by separate instrument prior to a Certificate of Occupancy being granted for Lot 16B.
5. A Title Report shall be submitted prior to recording the Final Plat.
6. The plat shall contain a note stating that all new development will conform to the current City of Gillette standards.
7. A Park Development Fee of \$350.00 shall be submitted to the City Parks Division prior to recording the Final Plat. The fee covers the increase in density from one (1) dwelling unit on the existing parcel to two (2) dwelling units with the subdivision.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Final Plat for the Resubdivision of Lot 16, Industrial Park East, subject to all Planning requirements.

**CASE MANAGER:**

Staci Beecher, Planner

**TENTATIVE CITY COUNCIL DATE:**

This case is tentatively scheduled for review by City Council on July 1, 2013 in the City Council Chambers at 7:00 p.m.

**ATTACHMENTS:**

Click to download

- ☐ [Vicinity and Aerial Map](#)
- ☐ [Plat Map](#)
- ☐ [Case Sheet](#)





## Aerial Map

Project Area

University Rd

M & M Cir

Potter Ave

LOT 16B

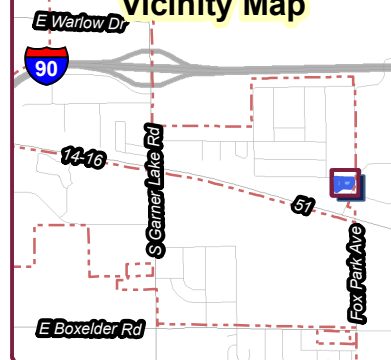
LOT 16A



## CITY OF GILLETTE

GIS Division  
P.O. Box 3003  
Gillette, Wyoming 82717-3003  
Phone (307) 686-5364  
www.gillettewy.gov

## Vicinity Map

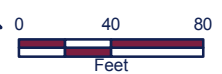


- Projects
- Parcels
- City Limits

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.



Y:\GIS Work\EDS\Planning\PlanningCommissionMaps\13.013SFP



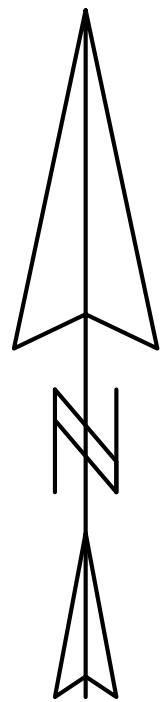
13.013SFP  
Final Plat for the  
Resubdivision of Lot 16  
Industrial Park East

June 18, 2013

Productivity Service With P.R.I.D.E. Enthusiasm  
Responsibility Integrity Dedication

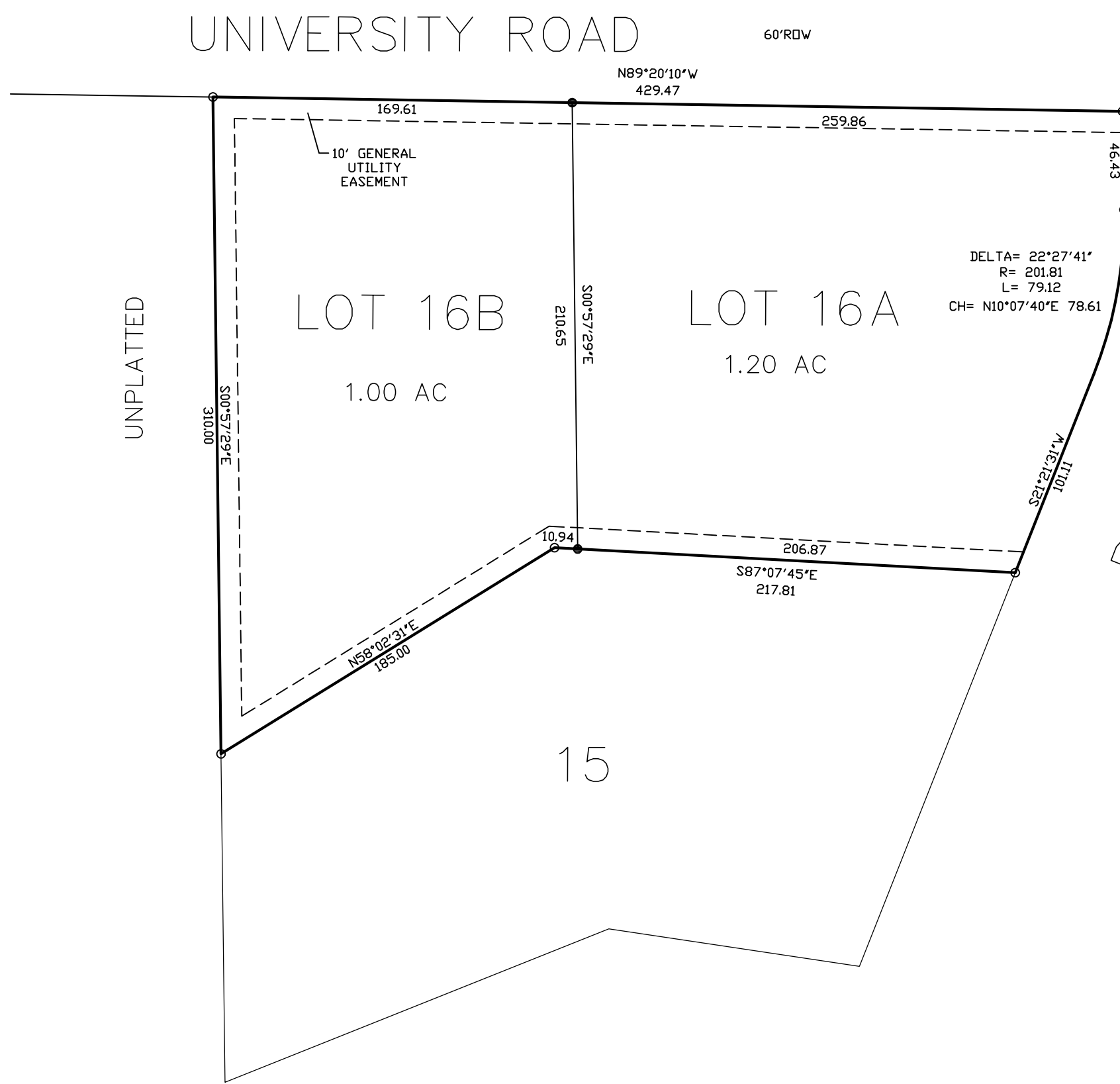
SURVEYOR'S CERTIFICATE

I, Richard T. Doyle, do hereby certify that I am a registered land surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of RESUBDIVISION OF LOT 16, INDUSTRIAL PARK EAST, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with City of Gillette regulations governing the subdivision of the land.



SCALE 1"= 60'

DECLARATION VACATING PREVIOUS PLATTING  
THIS PLAT IS THE RESUBDIVISION OF LOT 16,  
INDUSTRIAL PARK EAST AS RECORDED IN BOOK 3  
OF PLATS, PAGE 165, OF THE RECORDS OF  
CAMPBELL COUNTY. ALL EARLIER PLAT OR  
PORTIONS THEREOF, ENCOMPASSED BY THE  
BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

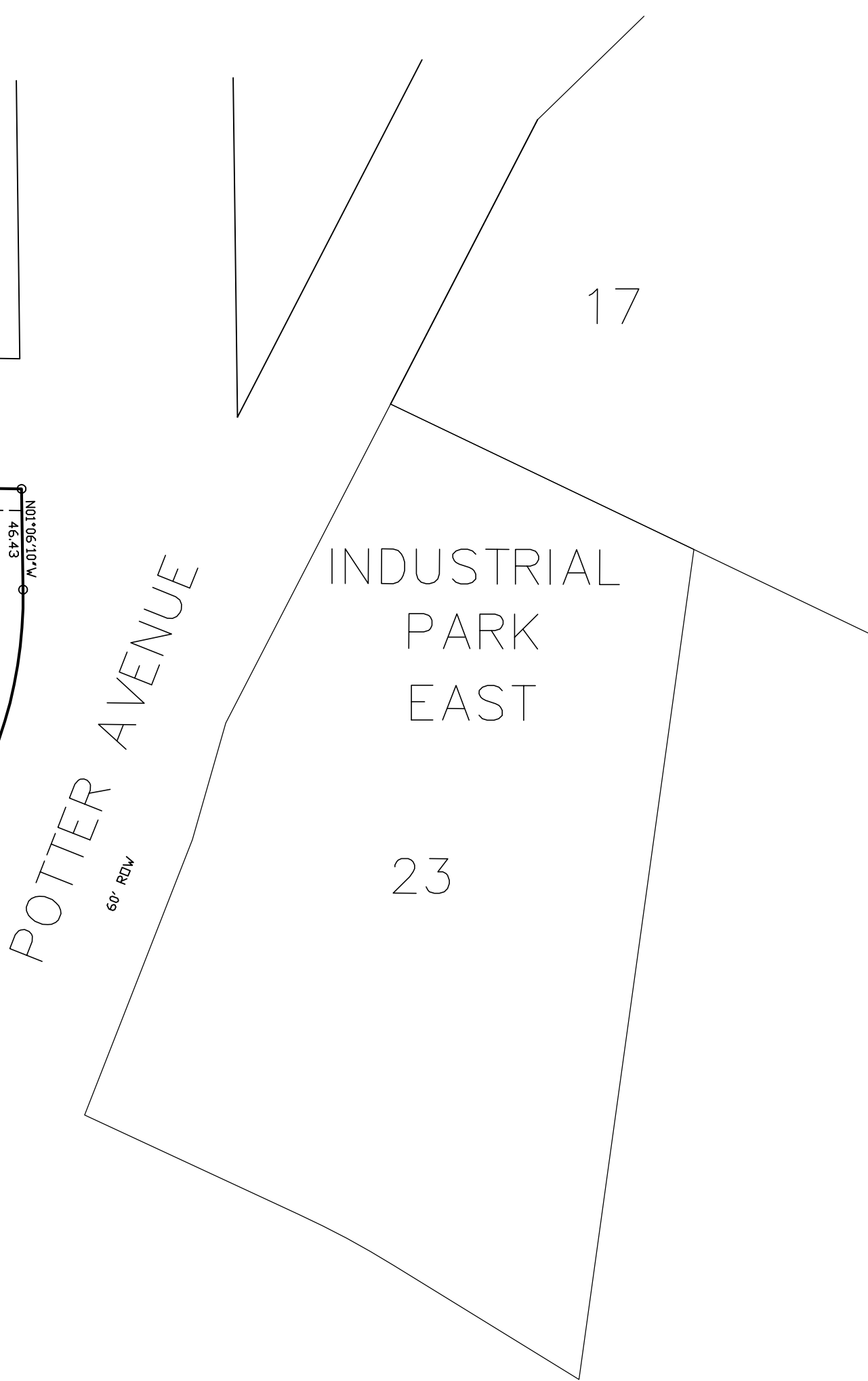
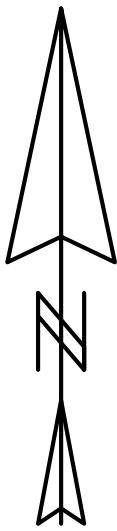


LEGEND

- FOUND 5/8" REBAR WITH SURVEY CAP
- SET 24" LONG 5/8" REBAR WITH ALUMINUM SURVEY CAP MARKED "RLS 2333"

SUMMARY  
TOTAL LOTS: 2  
R.O.W. AREA: N/A  
TOTAL AREA: 2.20 AC  
ZONING: R-S

FINAL PLAT  
RESUBDIVISION OF  
LOT 16  
INDUSTRIAL PARK EAST  
TO BE KNOWN AS  
LOTS 16A & 16B  
INDUSTRIAL PARK EAST  
CITY OF GILLETTE, WYOMING

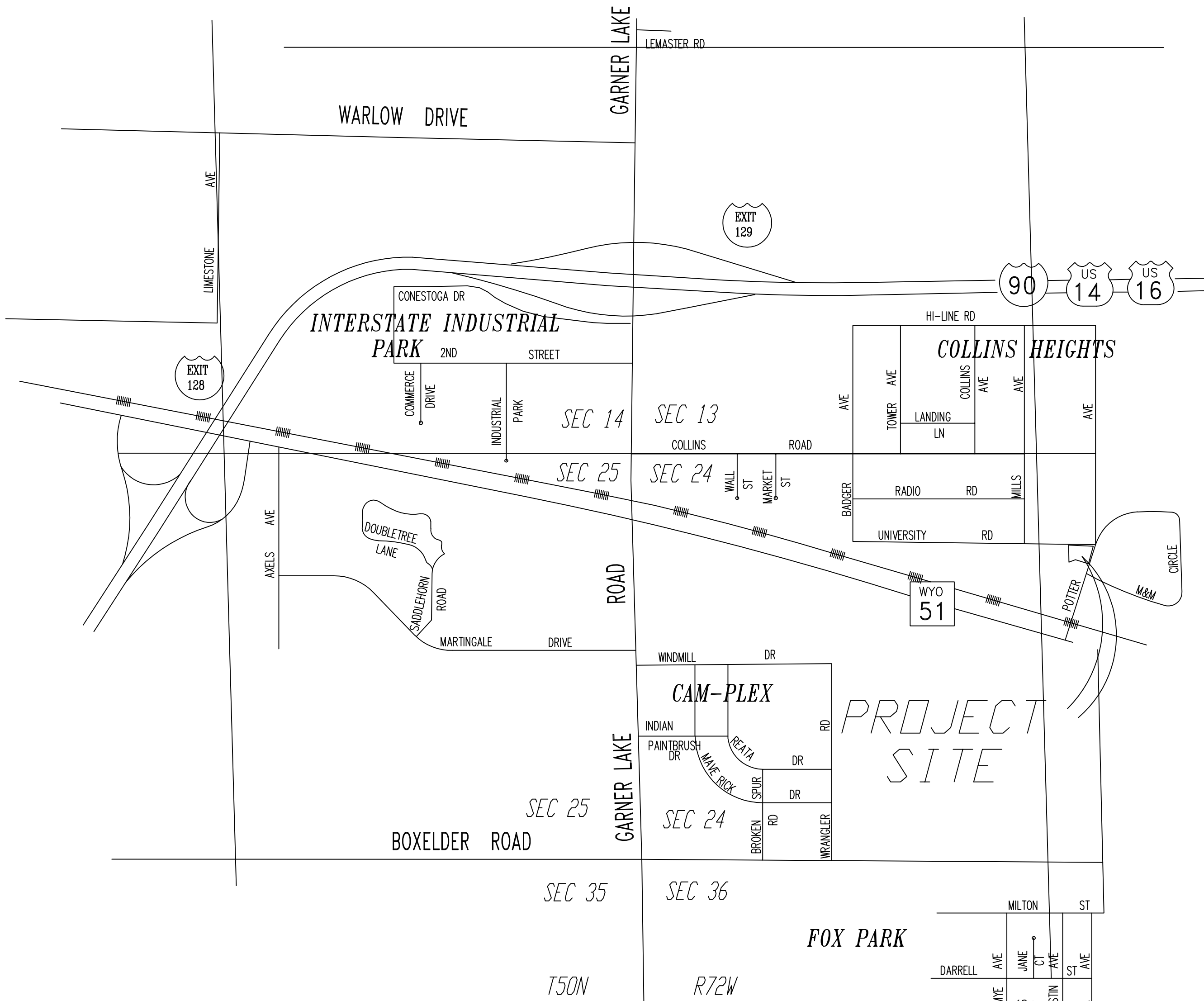


STATE OF )  
COUNTY OF ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, A.D., 20\_\_\_\_, by Kathleen G.  
McCoy, as a free and voluntary act and deed.

Notary Public  
Witness my hand and official seal.

My Commission Expires \_\_\_\_\_



VICINITY MAP

SCALE 1: 24000

DEDICATION

Know all men by these presents that the undersigned KATHLEEN G MCCOY, being the owner, proprietor, or parties of interest in the land shown on this plat, do hereby certify,

The above and foregoing RESUBDIVISION OF LOT 16, INDUSTRIAL PARK EAST being more particularly described as follows:

LOT 16, INDUSTRIAL PARK EAST

Said tract of land contains 2.20 acres, more or less, subject to all rights, restrictions and/or easements of sight and record, and as appears on this plat, is made with the free consent, and in accordance with the desires of the undersigned owners and proprietors, and that this is a correct plat of the area as it is divided in lots, blocks, streets and easements, and

That the undersigned owners and proprietors of the land shown and described on this plat do hereby dedicate to the City of Gillette for perpetual public use all streets, alleys, easements and other lands within the boundary lines of the plat as indicated and not already otherwise dedicated for public use. Utility easements as designated on this plat are hereby dedicated to the City of Gillette for perpetual public use for installing, repairing, replacing and maintaining water lines, sewers, gas lines, electrical lines, telephone lines, cable TV lines and the forms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_ by:

Owner: KATHLEEN G. MCCOY

Kathleen G. McCoy

APPROVALS

Data on this plat reviewed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., by the City Engineer of Gillette, Wyoming.

City Engineer

This plat approved by the City of Gillette Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Chairman

Secretary

Approved by the City Council of the City of Gillette, Wyoming this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Mayor

City Clerk

This plat filed for record in the office of the Clerk and Recorder at \_\_\_\_\_ o'clock \_\_\_\_\_ m., \_\_\_\_\_, 20\_\_\_\_, and is duly recorded in Book \_\_\_\_\_, Page No. \_\_\_\_\_.

County Clerk

FINAL PLAT  
RESUBDIVISION OF LOT 16,  
INDUSTRIAL PARK EAST  
GILLETTE, WYOMING

PREPARED FOR:  
Kathleen G. McCoy  
PO BOX 3583  
GILLETTE, WY 82717

PREPARED BY:  
**DOYLE SURVEYING, INC.**  
801 E. Fourth St.  
Suite 16  
Gillette, WY 82716  
PH: (307) 686-2410

DATE OF PREPARATION: MAY, 2013

SHT 1 OF 1



## Planning Commission Agenda Item for June 18, 2013

Case Number 13.013SFP: Final Plat – Resubdivision of Lot 16, Industrial Park East

Applicant/Owner: Kathleen McCoy

Agent: Doyle Land Surveying

### Summary:

The applicant is seeking Final Plat approval to subdivide an existing lot in order to create an additional lot for a family member.

### Background:

The 2.2 acre property is located at the intersection of Potter Avenue and University Road on the southwest side. The property was platted in Campbell County in 1981 and annexed into the City along with the Collins Heights annexation in 2002. The property is zoned R-S, Suburban Residential District and Lot 16A is currently developed with a single family home and shop building. The subdivision will not create any setback or zoning nonconformities with the existing home at 710 Potter Avenue. Any new development will be required to conform to the current City of Gillette regulations.

According to the Subdivision Regulations, the new water and sewer service taps will need to be installed to Lot 16B prior to recording the plat or a financial guarantee may be posted with the City to cover the cost of the improvements. The subdivision is exempt from sidewalk requirements as the R-S District allows for a rural street section and there is no existing sidewalk in the area. In addition, the Subdivision Regulations require a Park Development Fee for one (1) additional dwelling unit.

### Planning Requirements:

1. A Cut/Right-of-Way Permit from the City Engineering Division is required for the installation of new water and sanitary sewer service taps. The permit shall be issued prior to any work commencing.
2. The water and sanitary sewer service taps shall be installed prior to recording the plat or a Service Line Agreement with a financial guarantee may be posted with the City until the taps are completed.
3. The existing electrical service shall be located in the field. The electrical line may need to be re-located by the owner as required by the City Electrical Division. An electrical easement by separate instrument shall cover the new electrical location prior to a Certificate of Occupancy being granted for Lot 16B.
4. An easement may be necessary for the new sanitary sewer line if crosses lot lines. If necessary, the easement shall be provided by separate instrument prior to a Certificate of Occupancy being granted for Lot 16B.

5. A Title Report shall be submitted prior to recording the Final Plat.
6. The plat shall contain a note stating that all new development will conform to the current City of Gillette standards.
7. A Park Development Fee of \$350.00 shall be submitted to the City Parks Division prior to recording the Final Plat. The fee covers the increase in density from one (1) dwelling unit on the existing parcel to two (2) dwelling units with the subdivision.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lot 16, Industrial Park East, subject to all Planning requirements.

*This case is tentatively scheduled for review by City Council on July 1, 2013 in the City Council Chambers at 7:00 p.m.*

Save: 13.013SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Manager: Staci Beecher

ePlans: 13-428



**CITY OF GILLETTE**  
**PLANNING COMMISSION**  
June 18, 2013 7:00:00 PM  
**Council Chambers, City Hall**  
**201 E. 5th Street, Gillette, Wyoming**  
**(307)686-5281**

**DATE: 6/18/2013 7:00:00 PM**

**CASE NUMBER AND TITLE:**

13.012SFP Final Plat - Lakeland Hills Subdivision, Phase IV

**APPLICANT/OWNER:**

Capital Land Development, LLC  
Bombay Land Company, Inc.

**AGENT:**

PCA Engineering, Inc.

**CASE SUMMARY:**

The applicants are seeking Final Plat approval to create Lakeland Hills Subdivision, Phase IV, by adjusting the lot lines of two (2) existing lots in two (2) different subdivisions for the purpose of future development.

**CASE BACKGROUND:**

The 3.16 acre property is located on the northeast corner of Gurley Avenue and Warlow Drive. There is an approved residential subdivision that is being developed which surrounds the property. Burlington Lake is to the west and Energy Park lies to the south.

The tracts shown on the plat are made up of Lot 1 of the Lakeland Hills Commercial Subdivision and Tract C of Lakeland Hills Subdivision, Phase No. 3. Tract 1 is being proposed as 1.57 acres and Tract 2 will be 1.59 acres in size. There is a concurrent re-zoning request which affects this property. The re-zoning request is being carried out in order to prevent split zoning from showing up on both tracts which are shown on the plat. Lot 1 of the Lakeland Hills Commercial Subdivision is presently zoned C-P, Neighborhood Planned Commercial Zoning District, while the remainder of the Subdivision is zoned C-1, General Commercial. The City Subdivision Regulations do not allow for a minor subdivision to have split zoning on the affected property. Once the re-zoning has been approved the Final Plat may proceed to City Council for review and approval.

**CASE REQUIREMENTS:**

1. A note shall appear on the plat which states that the plat is for ownership purposes and all improvements are the responsibility of the developer at the time of development.
2. The City shall review and approve all proposed development prior to any building/zoning permits being issued for the property.
3. Service Line Easements shall be recorded if applicable at the time of development.
4. Appropriate corporate documentation for Capital Land Development, LLC and Bombay Land Company, Inc. shall

be submitted prior to recording the Final Plat.

5. If necessary, a Consent to Subdivide document shall be submitted prior to recording the Final Plat.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Final Plat for Lakeland Hills Subdivision, Phase IV.

**CASE MANAGER:**

Michael Surface, Senior Planner

**TENTATIVE CITY COUNCIL DATE:**

This case is tentatively scheduled for review by the City Council on July 1, 2013 in the City Council Chambers at 7:00 p.m.

**ATTACHMENTS:**

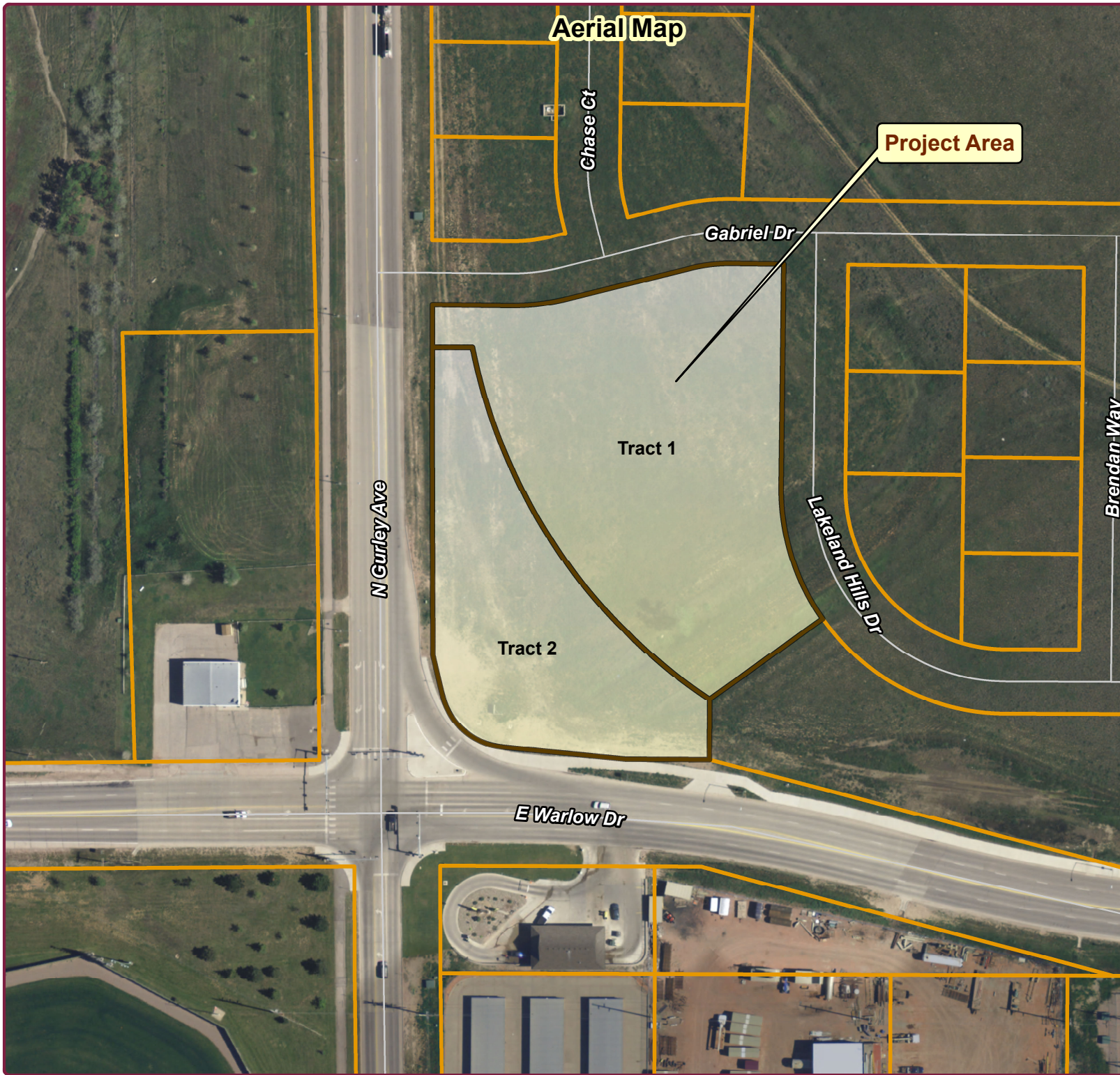
Click to download

☐ [Vicinity and Aerial Map](#)

☐ [Plat Map](#)

☐ [Case Sheet](#)

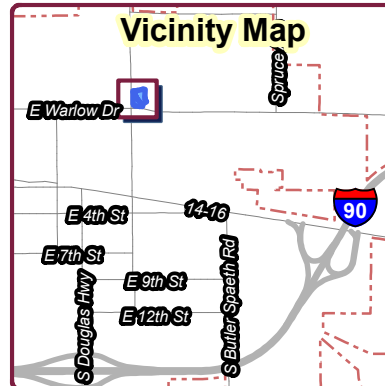




## CITY OF GILLETTE

GIS Division  
P.O. Box 3003  
Gillette, Wyoming 82717-3003  
Phone (307) 686-5364  
www.gillettewy.gov

## Vicinity Map

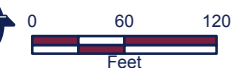


-  Projects
-  Parcels
-  City Limits

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Y:\GIS Work\EDS\Planning\PlanningCommissionMaps\13.012SFP



13.012 SFP  
Lakeland Hills Subdivision  
Phase IV

June 18, 2013

Productivity  Service With P.R.I.D.E.  Enthusiasm  
Responsibility Integrity Dedication



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED CAPITAL LAND DEVELOPMENT, LLC AND BOMBAY LAND COMPANY, INC., BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS LAKELAND HILLS SUBDIVISION PHASE 4, A RESUBDIVISION OF LOT 1 OF LAKELAND HILLS COMMERCIAL SUBDIVISION AND TRACT C OF LAKELAND HILLS SUBDIVISION PHASE 3, LOCATED IN THE NW1/4 OF SECTION 23, TOWNSHIP 50 NORTH, RANGE 72 WEST, 6TH PRINCIPAL MERIDIAN, GILLETTE, CAMPBELL COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF LAKELAND HILLS COMMERCIAL SUBDIVISION AND TRACT C OF LAKELAND HILLS SUBDIVISION PHASE 3 AND CONTAINS AN AREA OF 3.16 ACRES, MORE OR LESS, AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS.

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PUBLIC USE, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, BY:

CAPITAL LAND DEVELOPMENT, LLC, KESHAV PATEL, TITLE

STATE OF WYOMING)  
CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, BY CAPITAL LAND DEVELOPMENT, LLC, KESHAV PATEL, TITLE, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, BY:

BOMBAY LAND COMPANY, INC., LAURA SCHOLTER, TITLE

STATE OF WYOMING)  
CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, BY BOMBAY LAND COMPANY, INC., LAURA SCHOLTER, TITLE, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF REVIEW OF THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY THE CITY ENGINEER OF GILLETTE WYOMING.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING

APPROVED BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

MAYOR

CITY CLERK

CERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

CHAIRMAN

SECRETARY

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF LOT 1 OF LAKELAND HILLS COMMERCIAL SUBDIVISION, AS RECORDED IN BOOK 8 OF PLATS, PAGE 2 AND TRACT C OF LAKELAND HILLS SUBDIVISION PHASE 3, AS RECORDED IN BOOK 10 OF PLATS, PAGE 38 OF THE RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AND IS DULY RECORDED IN BOOK NUMBER \_\_\_\_\_, PAGE NUMBER \_\_\_\_\_.

COUNTY CLERK

SUBDIVISION SUMMARY

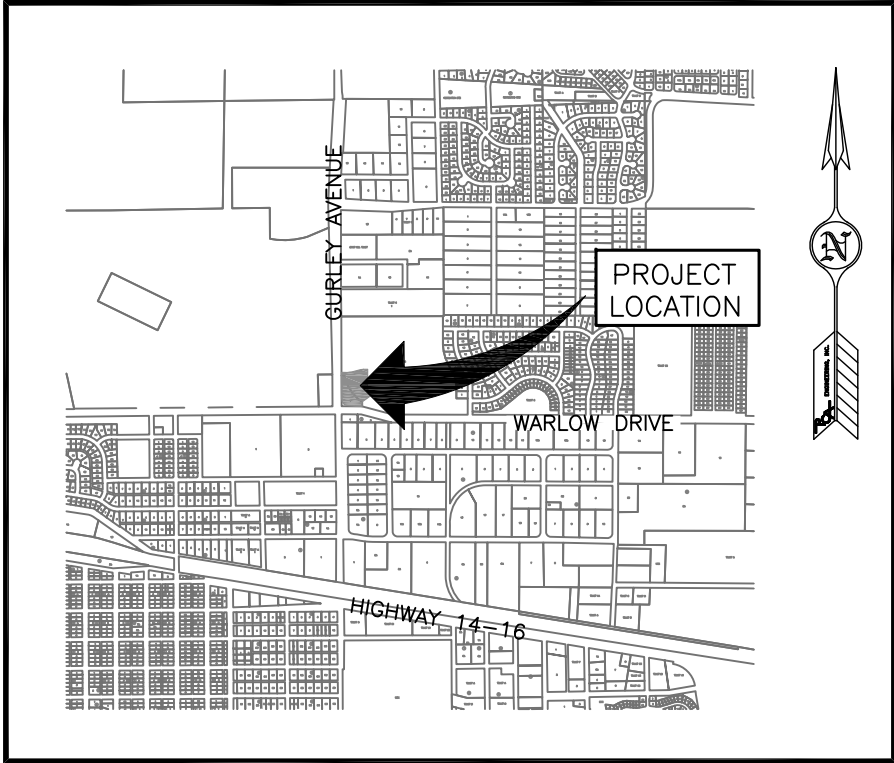
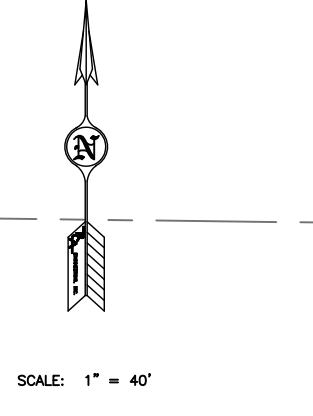
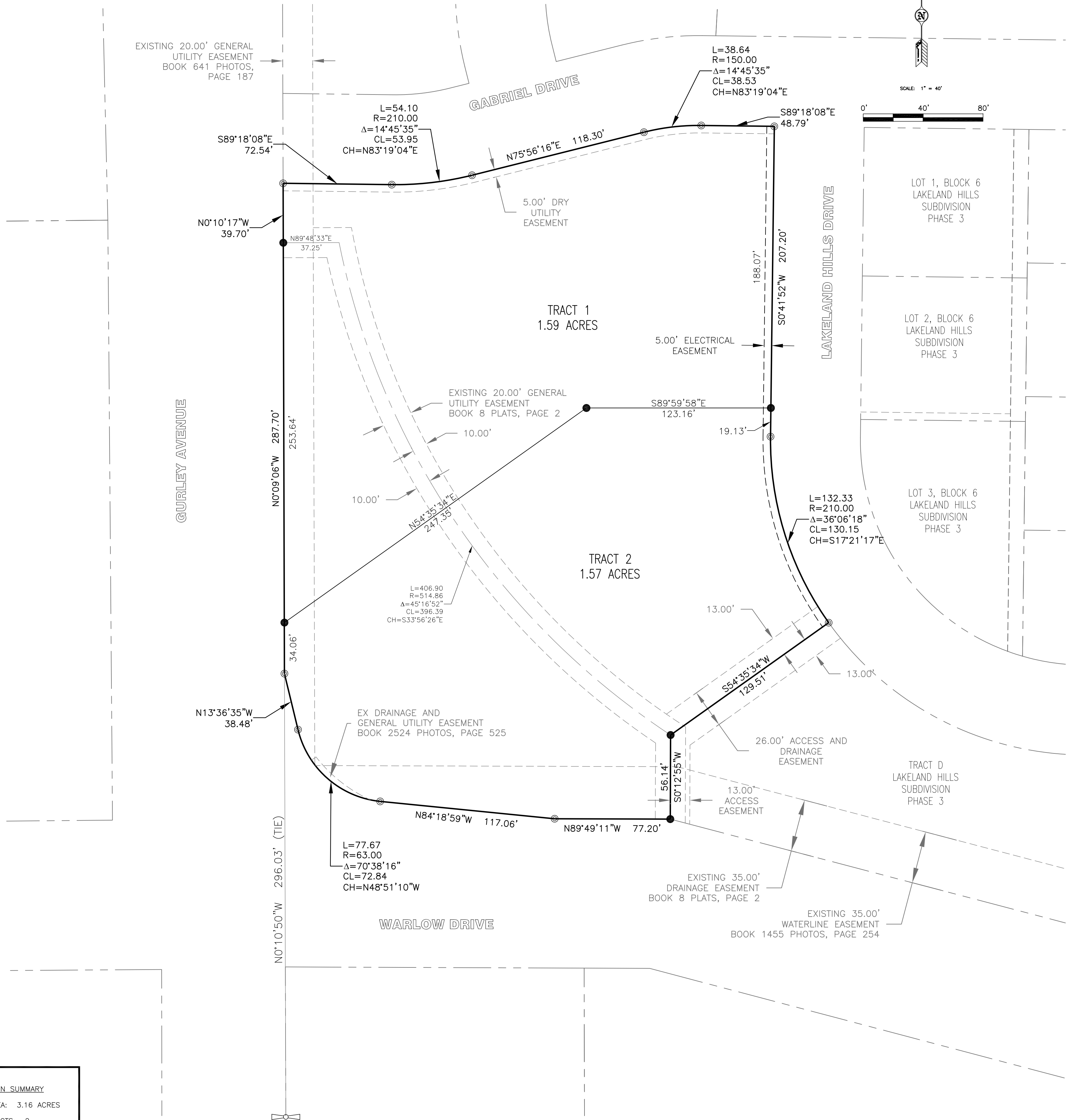
TOTAL AREA: 3.16 ACRES  
TOTAL TRACTS: 2  
ZONING: C-1

SURVEYOR'S CERTIFICATE

I, DAVID L. VLIEM, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE LAKELAND HILLS SUBDIVISION PHASE 4, A RESUBDIVISION OF LOT 1 OF LAKELAND HILLS COMMERCIAL SUBDIVISION AND TRACT C OF LAKELAND HILLS SUBDIVISION PHASE 3, LOCATED IN THE NW1/4 OF SECTION 23, TOWNSHIP 50 NORTH, RANGE 72 WEST, 6TH PRINCIPAL MERIDIAN, GILLETTE, CAMPBELL COUNTY, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION.

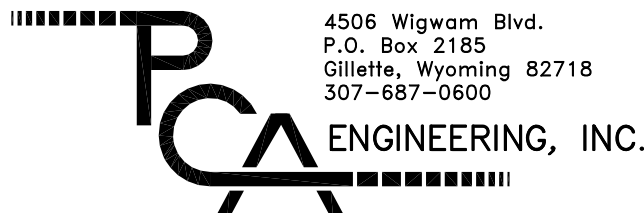
# LAKELAND HILLS SUBDIVISION PHASE 4

A RESUBDIVISION OF LOT 1 OF LAKELAND HILLS COMMERCIAL SUBDIVISION AND TRACT C OF LAKELAND HILLS SUBDIVISION PHASE 3, LOCATED IN NW1/4 SECTION 23, T50N, R72W OF THE 6TH P.M., GILLETTE, CAMPBELL COUNTY, WYOMING



VICINITY MAP

Prepared for:  
**OLSSON ASSOCIATES**  
7250 N 16TH STREET  
PHOENIX, AZ 85020  
480-333-4351



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Drawn by: SM Design by: SM Reviewed by: DV  
Revision Date Revision Description

PCA Project Number: 133616.00  
Plot Date: May 24, 2013 - 8:34am  
G:\PROJECTS\13361600 Lakeland Kum&Go\DesDwgs\MainP.dwg  
Layout: Plat 1

X-Ref: ...

**LAKELAND HILLS SUBDIVISION PHASE 4**  
A RESUBDIVISION OF LOT 1 OF LAKELAND HILLS COMMERCIAL SUBDIVISION AND TRACT C OF LAKELAND HILLS SUBDIVISION PHASE 3, LOCATED IN NW1/4 SECTION 23, T50N, R72W OF THE 6TH P.M., GILLETTE, CAMPBELL COUNTY, WYOMING

FINAL PLAT

SHEET 1 OF 1

BENCHMARK

BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT#28 ELEVATION= 4538.34

BASIS OF BEARING

THE CITY OF GILLETTE HORIZONTAL CONTROL NETWORK  
\*\*\*ALL MEASURED DISTANCES ARE GRID. FOR CONVERSION TO SURFACE, MULTIPLY BY 1.00026964.  
\*\*\*ALL AREAS ARE CALCULATED AT SURFACE.

LEGEND

- FOUND ALUMINUM CAP & REBAR PLS 6872
- FOUND QUARTER CORNER 1989 BLM BRASS CAP
- SET 2" ø ALUMINUM CAP PLS 6872
- BOUNDARY
- - - - EXISTING EASEMENT

## Planning Commission Agenda Item for June 18, 2013

Case Number 13.012SFP: Final Plat – Lakeland Hills Subdivision, Phase IV

Applicant/Owner: Capital Land Development, LLC  
Bombay Land Company, Inc.

Agent: PCA Engineering, Inc.

### Summary:

The applicants are seeking Final Plat approval to create Lakeland Hills Subdivision, Phase IV, by adjusting the lot lines of two (2) existing lots in two (2) different subdivisions for the purpose of future development.

### Background:

The 3.16 acre property is located on the northeast corner of Gurley Avenue and Warlow Drive. There is an approved residential subdivision that is being developed which surrounds the property. Burlington Lake is to the west and Energy Park lies to the south.

The tracts shown on the plat are made up of Lot 1 of the Lakeland Hills Commercial Subdivision and Tract C of Lakeland Hills Subdivision, Phase No. 3. Tract 1 is being proposed as 1.57 acres and Tract 2 will be 1.59 acres in size. There is a concurrent re-zoning request which affects this property. The re-zoning request is being carried out in order to prevent split zoning from showing up on both tracts which are shown on the plat. Lot 1 of the Lakeland Hills Commercial Subdivision is presently zoned C-P, Neighborhood Planned Commercial Zoning District, while the remainder of the Subdivision is zoned C-1, General Commercial. The City Subdivision Regulations do not allow for a minor subdivision to have split zoning on the affected property. Once the re-zoning has been approved the Final Plat may proceed to City Council for review and approval.

### Planning Requirements:

1. A note shall appear on the plat which states that the plat is for ownership purposes and all improvements are the responsibility of the developer at the time of development.
2. The City shall review and approve all proposed development prior to any building/zoning permits being issued for the property.
3. Service line easements shall be recorded if applicable at the time of development.
4. Appropriate corporate documentation for Capital Land Development, LLC and Bombay Land Company, Inc. shall be submitted prior to recording the Final Plat.
5. If necessary, a Consent to Subdivide document shall be submitted prior to recording the Final Plat.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lot 1 of Lakeland Hills Commercial Subdivision and Tract C of Lakeland Hills Subdivision which will be known as Lakeland Hills Subdivision, Phase IV.

*This case is tentatively scheduled for review by the City Council on July 1, 2013 in the City Council Chambers at 7:00 p.m.*

Save: 13.012SFP Case Sheet

Attachments: Vicinity and Aerial Map, Additional Map, Plat Map

Case Management: Michael Surface